



PLANNING AND ZONING BOARD AGENDA REVISED

PUBLIC HEARING - WEDNESDAY, AUGUST 17, 2011 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

RANDY CARTER, Chair

BETH COONS Vice Chair
VINCE DIBELLA
BRAD ARNETT

CHELL ROBERTS
LISA HUDSON
SUZANNE JOHNSON

Note: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the September 12, 2011 City Council meeting. At that time, City Council will establish September 26, 2011, as the public hearing date for those items. City Council meetings begin at 5:45 p.m. in the Council Chambers, 57 East First Street. Anyone interested in attending the public hearing should review the City Council agenda on the City's website at www.mesaaz.gov prior to the meeting or call the Planning Division at 480.644.2385 to ensure the item has remained on the above-mentioned specified agenda.

A. **CONSIDER THE MINUTES FROM THE JUNE 14, AND JUNE 15, 2011 STUDY SESSIONS AND REGULAR HEARING:**

B. **TAKE ACTION ON ALL CONSENT ITEMS:**

All items listed with an asterisk (*) and all items added to the Consent Agenda at a prior Study Session will be considered as a group by the Planning and Zoning Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to staff prior to the Board's vote on the consent agenda.

C. **DISCUSS AND TAKE ACTION ON THE FOLLOWING CASES:**

1. **Z11-21 (District 1)** The 900 through 1100 blocks of North Dobson Road (east side). Located east of Dobson Road and south of the Loop 202 Red Mountain Freeway (168.05± acres). District 1. Site Plan Modification. This request will allow for the redesign of the Mesa Riverview retail center. Kimco Riverview, owner; Kimco Realty, applicant. (PLN2011-00134)

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval with conditions

D. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:

- *1. **Z11-17 (District 4)** The 300 West through 100 East blocks of Main Street (north and south sides). Located between 1st Street and 1st Avenue from Country Club Drive to MacDonald; and located between 1st Street and 2nd Avenue from MacDonald to Centennial Way/ Sirrine (150± acres). District 4. Rezone from TCC, TCR-2 and TCB-1 to TCC-DE, TCR-2DE, and TCB-1DE. This request will establish a Downtown Events Overlay District along the Main Street corridor. Various owners; City of Mesa, applicant. **Continued from the June 15, 2011 meeting.**

STAFF PLANNER: Gordon Sheffield

Staff Recommendation: Continuance to the September 21, 2001 Planning and Zoning Board meeting.

- *2. **Z11-19 (District 3)** 550 West Juanita Avenue. Located west of Country Club Drive and north of Baseline Road (7.8± acres). District 3. Rezone from LI to GI with a Council Use Permit and Site Plan Review. This request will allow the expansion of an existing manufacturing facility. (PLN2011-00130)

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

3. **Z11-20 (District 2)** The 1400 block of South Val Vista Drive (east side). Located on the east side of Val Vista Drive north of the US 60 Superstition Freeway (7.5± acres). District 2. Rezone from NC and RM-4 to RM-4 BIZ and Site Plan Review. This request will allow the development of an apartment complex. Paul Jennings, PCS Development, owner; Drew Olson, MoDev, applicant. (PLN2011-0135)

STAFF PLANNER: Wahid Alam

Staff Recommendation: Continuance to September 21, 2011 Planning and Zoning Board meeting

- *4. **Z11-22 (District 1)** East and West of Dobson Road, along the 202 Freeway (south side). District 1. Modification of a Council Use Permit. This request will allow for the redesign of the Freeway Landmark Signs for the Mesa Riverview retail center. Kimco Riverview, owner; Kimco Realty, applicant. (PLN2011-00162)

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval with conditions

Note: Audiotapes of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov

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